85 Brookfield Lane, Churchdown, Gloucester, GL3 2PR

£265,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Situated in a quiet cul-de-sac location in the ever-popular village of Churchdown, this two bedroom semi-detached bungalow is offered to the market with no onward chain, presenting an excellent opportunity for downsizers, first-time buyers or investors alike.

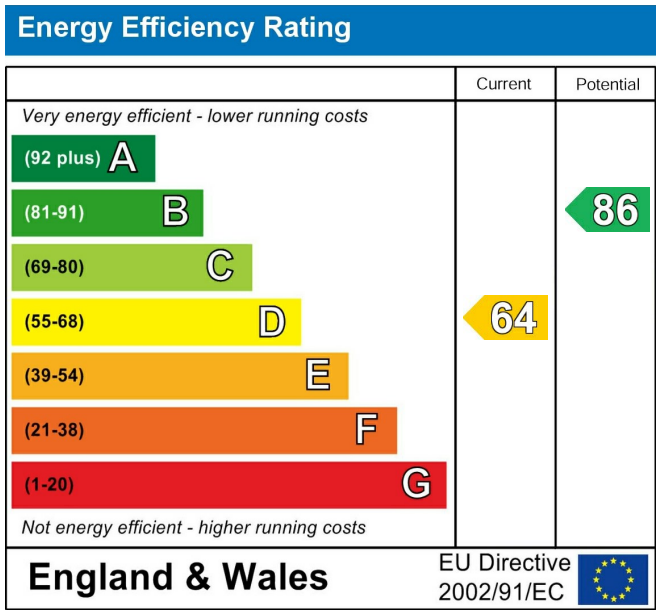
The accommodation is well laid out and comprises a welcoming entrance hallway providing access to all principal rooms. There is a bright and spacious living room with a pleasant outlook, a fitted kitchen, and a modern bathroom. The property benefits from two well-proportioned bedrooms, one of which enjoys access into a useful sunroom, overlooking the rear garden and providing additional living space.

Externally, the bungalow sits on a generous plot. To the front there is a driveway providing off-road parking, alongside a lawned garden. The enclosed rear garden is of a good size, offering plenty of potential for landscaping and outdoor seating, and enjoys a private outlook.

Further benefits include double glazing, gas central heating, and the highly sought-after advantage of no onward chain, allowing for a straightforward purchase.

Churchdown is well known for its strong sense of community and excellent local amenities, including shops, schools, pubs and transport links, with easy access to Gloucester, Cheltenham and the M5.

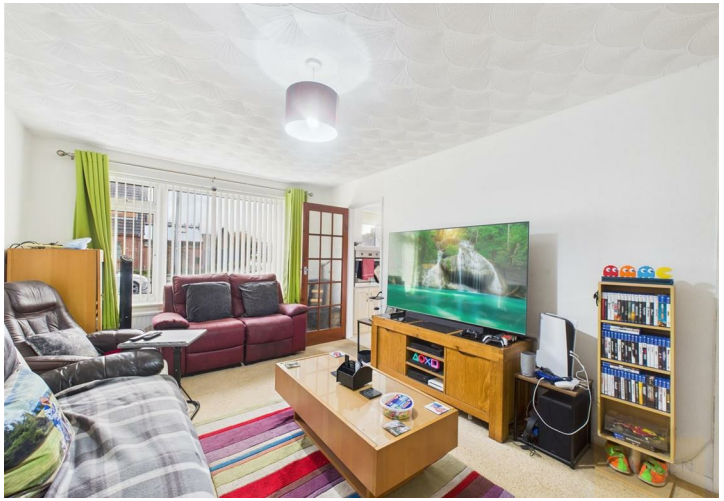
- Two Bedroom Semi-Detached Bungalow
- Cul-De-Sac Location
- No Onward Chain
- Front And Rear Gardens
- Garage And Driveway
- Popular Village Location
- EPC Rating: D64
- Council Tax Band: C



Agents Note.
Freehold
EPC Rating: D64
Tewkesbury Borough Council Band: C
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:
Rivers & Seas: Very Low
Surface Water: Low

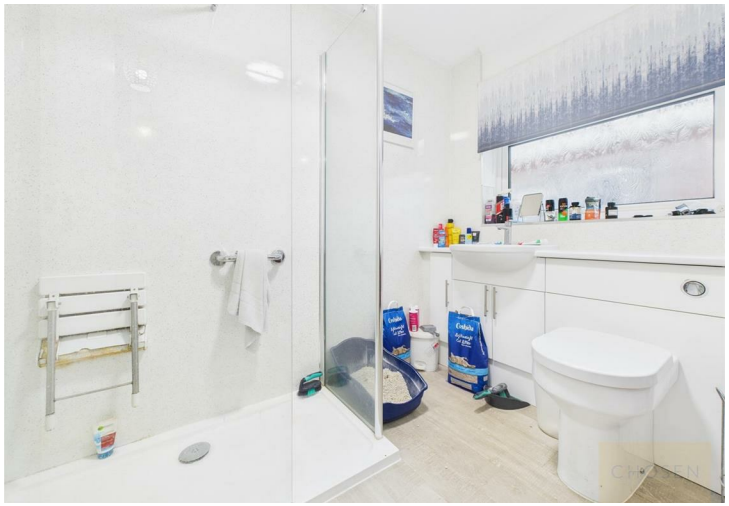
2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk



BEKO

TOP
OPEN OTHER SIDE

SAMSUNG



Approximate total area(1)

676 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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